030.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	575,200 / 575,200
					USE VALUE:	575,200 / 575,200
					ASSESSED:	575,200 / 575,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOLGER ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	66 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOLGER MARIA A/TRUSTEE -
Owner 2:	BOLGER REALTY TRUST -
Street 1:	66 BATES RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	180,400	4,900	389,900	575,200
Total Card	0.115	180,400	4,900	389,900	575,200
Total Parcel	0.115	180,400	4,900	389,900	575,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.59 | /Parcel: 532.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21121

GIS Ref

GIS Ref

Insp Date 08/19/17

!2538!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	180,400	4900	5,000.	389,900	575,200	575,200	Year End Roll	12/18/2019
2019	101	FV	166,300	5000	5,000.	414,200	585,500	585,500	Year End Roll	1/3/2019
2018	101	FV	166,300	5000	5,000.	302,200	473,500	473,500	Year End Roll	12/20/2017
2017	101	FV	154,100	3700	5,000.	263,200	421,000	421,000	Year End Roll	1/3/2017
2016	101	FV	154,100	3700	5,000.	224,200	382,000	382,000	Year End	1/4/2016
2015	101	FV	153,300	3700	5,000.	231,500	388,500	388,500	Year End Roll	12/11/2014
2014	101	FV	153,300	3700	5,000.	190,300	347,300	347,300	Year End Roll	12/16/2013
2013	101	FV	165,900	3700	5,000.	181,100	350,700	350,700		12/13/2012

PRINT

Date	Time
12/10/20	17:55:51

LAST REV

Date	Time
09/06/17	14:57:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2538

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOLGER MARIA A/	1497-131		10/4/2016	Convenience	1	No	No		Maria A Bolger d.o.d. 5/31/2015 bk 1300 pg 10
BOLGER MARIA A	1300-100		5/18/2005	Family	1	No	No		
BERGERON YVONNE	1219-187		4/7/2000		268,500	No	No		
	554-63		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2010	2054	Siding	20,300					VINYL / GUTTERS /
4/9/2008	336	Re-Roof	7,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
11/13/2000	Hearing Chag	189	PATRIOT
8/9/2000	MLS	MM	Mary M
4/24/2000	Inspected	276	PATRIOT
2/22/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	0.97	1			Easemen	-5	Road Co	-10			389,880						389,900	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 389,880 | Spl Credit | Total: 389,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHI TE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	128.224
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	245149
Depreciation:	64719
Depreciated Total:	180430

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

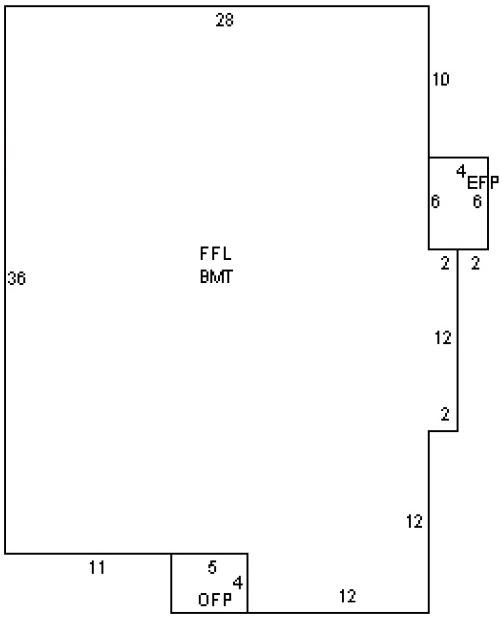
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.22
Special Features:	0	Val/Su Net:	81.85
Final Total:	180400	Val/Su SzAd	167.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	38.470	41,545
FFL	First Floor	1,080	128.220	138,482
EFP	Enclos Porch	24	72.590	1,742
OFP	Open Porch	20	43.990	880
	Net Sketched Area:	2,204	Total:	182,649
Size Ad	1080	Gross Are	2204	FinArea 1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1949	23.93	T	40	101			4,000			4,000
19	Patio	D	Y	1	14X20	A	AV	2010	3.59	T	7.2	101			900			900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900